

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: FINAL DESIGNATION OF REDEVELOPER, APPROVAL OF
FINAL WORKING DRAWINGS AND SPECIFICATIONS AND
PROPOSED DISPOSITION OF PARCEL C-2-36 IN THE
DOWNTOWN WATERFRONT FANEUIL HALL URBAN RENEWAL
AREA.

PROJECT NO. MASS. R-77

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the Downtown-Waterfront-Faneuil Hall Urban Renewal Area, Project No. Mass. R-77, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion, or national origin; and

WHEREAS, Jean Frongello has expressed an interest in and has submitted a satisfactory proposal for the development of Parcel C-2-36 in the Downtown-Waterfront-Faneuil Hall Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 and 62 of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Jean Frongello be and hereby is finally designated as Redeveloper of Parcel C-2-36 in the Downtown-Waterfront-Faneuil Hall Urban Renewal Area.
2. That it is hereby determined that Jean Frongello possesses the qualifications and financial resources necessary to acquire and develop the land in accordance with the Urban Renewal Plan for the Project Area.
3. That disposal of said parcel by negotiation is the appropriate method of making the land available for redevelopment.

4. That the Final Working Drawings and Specifications submitted by Jean Frongello for the development of Parcel C-2-36 conform in all respects to the Urban Renewal Plan for the Project Area, and that said Final Working Drawings and Specifications be and hereby are approved.

5. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

6. That the Director is hereby authorized for and in behalf of the Boston Redevelopment Authority to execute and deliver a Land Disposition Agreement and Deed conveying Parcel C-2-36 to Jean Frongello, said documents to be in the Authority's usual form.

7. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure". (Federal Form H-6004)

July 15, 1976

MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: DOWNTOWN-WATERFRONT-FANEUIL HALL
URBAN RENEWAL AREA
MASS. R-77
FINAL DESIGNATION OF DEVELOPERS
PARCELS C-2-34, C-2-35 AND C-2-36

On December 26, 1974, the following individuals were tentatively designated by the Authority as developers of the following parcels:

C-2-34	Ferdinand A. Carangelo
C-2-35	Charles Volpe
C-2-36	Jean Frongello

Each of these parcels is located on Fulton Street and the properties will be rehabilitated for residential purposes.

Each developer has submitted final plans and specifications for the proposed rehabilitation, which plans and specifications have been approved by the Urban Design Department. In addition, the Boston Board of Appeals has granted those deviations from the State Building Code which were necessary to permit the construction to commence.

Mssrs. Carangelo and Volpe, in an effort to effect economies of scale and to facilitate the financing of their proposals, have requested that their proposals be considered jointly and that they both be finally designated as developers of Parcels C-2-34 and C-2-35. These parcels are contiguous and their consolidation enhances the viability and attractiveness of their respective proposals. It is, therefore, recommended that this request be approved.

It is recommended that Ferdinand A. Carangelo and Charles Volpe be finally designated as developers of Parcels C-2-34 and C-2-35 and that Jean Frongello be finally designated as developer of Parcel C-2-36. It is further recommended that the final plans and specifications submitted by the designees be approved.

Appropriate resolutions are attached.

